



TECHNICAL STAFF REPORT

Planning Board Meeting of July 23, 2026

Case No./Petitioner: SDP-26-014 Fall River Terrace, Enterprise Community Homes Housing, LLC

Project Name: Fall River Terrace Apartments

DPZ Planner: Donna Despres, ddespres@howardcountymd.gov

Request: The applicant requests to construct a four-story apartment building consisting of 76 units, parking, outdoor amenity areas and landscaping on 2.84 acres of land zoned New Town at the corner of Harpers Farm Road and Elliots Oak Road as shown on the site development plan, SDP-26-014.

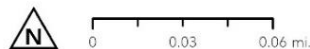
Location: The subject property is located at the northeast corner of the intersection of Elliots Oak Road and Harpers Farm Road in the Village of Harper's Choice, Section 3, Area 2. The property is identified on Tax Map 29, Parcel 262, Lot 8A. It is zoned New Town (NT) and 2.84 acres in size. The existing Fall River Terrace apartment community currently exists on the site. Non-Buildable Bulk Parcel 8B is reserved for future development.



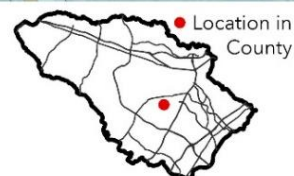
Zoning & Vicinity
5551 Harpers Farm Road
Columbia MD

SDP-26-014

Zoning
NT



Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Vicinal Properties:

North: Open Space Lot 6, Columbia Association property that provides a portion of the neighborhood's existing trail network between residential communities. Single Family Attached exists north of the open space lot.

South: The site is bordered on the south by Harpers Farm Road. Beyond the public right-of-way is an existing single-family attached residential community.

East: The existing condominium community, Deering Woods, borders the site to the east.

West: Eliots Oak Road borders the site to the west. Beyond the public right-of-way is the existing Columbia Choice apartment community.

General Comments:

A. Regulatory Compliance: This project is subject to compliance with Section 125.0.G.1. of the Zoning Regulations (effective October 6, 2013), *"If the Planning Board reserved for itself the authority to approve a Site Development Plan and for all Downtown Revitalization, except as provided in "2" and "3" below, no permit shall be issued for any use until the Site Development Plan is approved by the Planning Board. The Site Development Plan shall be considered at a public meeting. The Petitioner, two weeks prior to the meeting, shall post the property in a prominent location and provide electronic notification to all Columbia Village Boards, the Columbia Association, Howard County Council members and pre-submission meeting attendees who provided email addresses."*

This project is also subject to the development criteria listed in the Final Development Plan FDP-30-A-VI, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, and the Howard County Design Manual.

B. Relevant DPZ Plan History:

- FDP-30, recorded in the Howard County Land Records in Plat Book 14, Folio 97-104
- SDP-68-006, approved April 9, 1969 developed Lot 8, a 2.84-acre parcel as a townhome-style apartment complex known as Fall River Terrace .
- FDP-30-A-V, was recorded November 21, 2022 as plat 26212-26218. (the FDP has been amended multiple times over the years to address land use designation and criteria changes on other properties).
- ZB 1120, approved by the Howard County Zoning Board on October 5, 2020, amended the Preliminary Development Plan for Columbia and increased the overall residential density in the New Town District. The increase included 300 Apartment-Multifamily units that were limited to 5 specific apartment sites in Columbia owned by Enterprise Homes to redevelop into mixed-income housing. Lot 8 on FDP-30-A-5 is the fourth site to be redeveloped under ZB 1120, with the site's density proposed to increase from 65 units to 76 units.
- WP-26-042, an Alternative Compliance application request to remove 10 specimen trees and mitigate with planting 20 native shade trees, was approved by the Director of the Department of Planning and Zoning, The Director of Recreation and Parks and the Administrator of the Office of Community Sustainability on December 18, 2025.
- FDP-30-A-VI Village of Harpers Choice, Section 3, Area 2 was approved by the Planning Board on January 22, 2026 to: subdivide Lot 8 into two lots (2.241 acre Lot 8A and 0.6 acre Lot 8B), designate the land use for Lot 8B as "Single Family Attached", maintain Lot 8A as "Apartment" land use, increase the maximum building height for single-family attached units on Lot 8B from 34' to 45', reduce the

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setback along Elliots Oak Road from 30' to 10', and reduce the parking ratio for apartments on Lot 8A from 1.5 per unit to 1.34 per unit. FDP-30-A-VI was recorded in Maryland Land Records as Plat Numbers 27093-27099 on April 10, 2026.

- SDP-26-014 Fall River Terrace, a site development plan to develop Lot 8A, was submitted in September 2025 and has received three review cycles from the Subdivision Review Committee (SRC). On May 8, 2026, the SRC determined the plan to be approvable pending addressing minor remaining comments and Planning Board approval.

C. Existing Site Conditions:

- Access, Structures, and Parking Area: Lot 8A is a 2.241-acre parcel currently developed with an aging townhome-style apartment complex known as Fall River Terrace (SDP-68-006, approved April 9, 1969). There are 2 access entrances into the site off Harpers Farm Road. The same entrances will be used to enter the redeveloped site.
- Forest Cover: The Forest Stand Delineation report indicates that there is no forest cover (0.0 acres) on the property, however, there are 15 specimen trees that surround the parking lot and along portions of the property's perimeter. Ten specimen trees will be removed and mitigated at 2:1 with 20 native shade trees per conditions of approval for WP-26-042.
- Environmental Features: There are no wetlands, wetland buffers, streams, stream buffers or a floodplain located on the subject property.

D. Proposed Development Plan/ Site Improvements: SDP-26-014 proposes to construct a four-story apartment building consisting of 76 units, parking, outdoor amenity areas and landscaping on Lot 8A, a 2.241-acre property. The proposal includes required frontage improvements, improved storm water management, and a connection to the adjacent open space and pathways owned by Columbia Association. The new units will provide mixed rate housing under the management of Enterprise Homes.

E. Final Development Plan Analysis: The Site Development plan has been evaluated for compliance with FDP-30-A-VI. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required.

Below is a summary of the major FDP criteria used in this evaluation:

1. **Permitted Land Uses:** In accordance with criterion 7B on FDP-30-A-VI, apartment uses are permitted on Lot 8A.
2. **Setback Requirements:** This project complies with applicable setbacks as required by the Site Development Plan and FDP-30-A-VI criterion 6B and criterion 10B. Criterion 6B is specific to apartment use and provides that no structure shall be located within 25' of the public street road or highway. Criterion 6B also states that buildings may be located at any location within apartment use areas provided the development is in accordance with a site development plan approved by the Howard County Planning Board. Criterion 10B is specific to apartment uses and states setbacks shall conform to section 6 of the FDP and no other restrictions are imposed.
3. **Height Requirement:** In accordance with FDP-30-A-VI criterion 8B, the proposal complies with the maximum height limitation of 60' for Lot 8A. The proposed building has a maximum height of 47 feet as shown on sheet 9 of the SDP.
4. **Parking Requirements:** The proposal meets the parking requirements for Lot 8A per FDP-30-A-VI criterion 9B. Criterion 9B is specific to apartment uses and states Lot 8A to have a minimum of 1.34

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off-street parking spaces for each dwelling unit. The proposed apartment building will provide 76 dwelling units requiring 102 parking spaces. The SDP provides 102 parking spaces to include accessible and EV charging stations as required by Title 3, Subtitle 1 Building Code.

Additional information:

1. Forest Conservation: Forest Conservation for the project site was addressed with final plan F-26-025 in accordance with Section 16.1200 of the Subdivision and Land Development Regulations. The Net Tract Area was calculated using Section 16.1202(b)(xiii) and netting out impervious area previously developed under SDP-68-006. The remaining obligation was satisfied by payment of a fee-in-lieu of \$10,890.
2. Landscaping: In accordance with Section 16.124 of the Land Development Regulations and the 2026 Landscape Manual, this project shall provide a Landscape Surety of \$42,448.00 for the completion of the required plantings shown on the SDP.
3. CA Village Board Review: Harpers Choice Community Association reviewed the owner's application to redevelop the existing townhome community into a 4 story 76 unit apartment building on February 6, 2025. Harpers Choice Community Association approved the application as submitted on April 22, 2025.
4. Stormwater Management: Stormwater Management for this site will be met with stormceptors, drywells and filterras in accordance with Chapter 5 of the MDE Stormwater Design Manual. All stormwater management facilities will be privately owned and maintained.

DocuSigned by:

Lynda Eisenberg

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Lynda Eisenberg, AICP, Director

7/7/2026

Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.